

Cambridge
Science Park

TO LET

1,800 sq ft – 14,688 sq ft
Grade A office and R&D space

334

CAMBRIDGE SCIENCE PARK

CB4 0WN

www.cambridgesciencepark.co.uk



BIDWELLS

PROPERTY OVERVIEW



334 Cambridge Science Park offers approximately 32,000 sq ft of Grade A office and R&D accommodation in the heart of Cambridge Science Park - one of Europe's leading innovation and technology destinations.

Extensively refurbished throughout, the building delivers a contemporary specification, enhanced sustainability credentials and an exceptional working environment. The refurbishment includes upgrades to the building fabric, reception and core areas, landscaped external spaces, and the installation of rooftop solar PV.

The ground floor provides six suites ranging from 1,800–3,210 sq ft, available as enhanced CAT A or fully fitted workspace to suit a range of occupier requirements.

A substantial shared kitchen and breakout space with shared-access meeting rooms is provided on the ground floor, with direct access to a lake-side patio area.

Occupiers are offered a traditional lease or all-inclusive serviced offering, with various management services and amenities to choose from.



TECHNICAL SPECIFICATION



The renovation of Building 334 has included upgrades throughout the premises:

- Brand new reception and breakout areas
- Open plan tenant amenity space with several serviced kitchenettes
- Shared, bookable meetings rooms
- Full decoration and upgraded lighting throughout
- Brand new WCs and showers with modern finishes and sanitaryware
- New internal glazing, doors and partition walls
- Enhanced landscaping package including new soft planting and improved cycle access
- Designated car parking on site

Building 334 has achieved a 5.5-stars NABERS UK sustainability rating following a comprehensive refurbishment, which includes:

- Brand new Solar PV Panels
- New VRF heating and cooling system, intelligent LED lighting and BMS controls throughout
- Improved insulation throughout
- New Data and AV provision



Fitted option available in Suite D

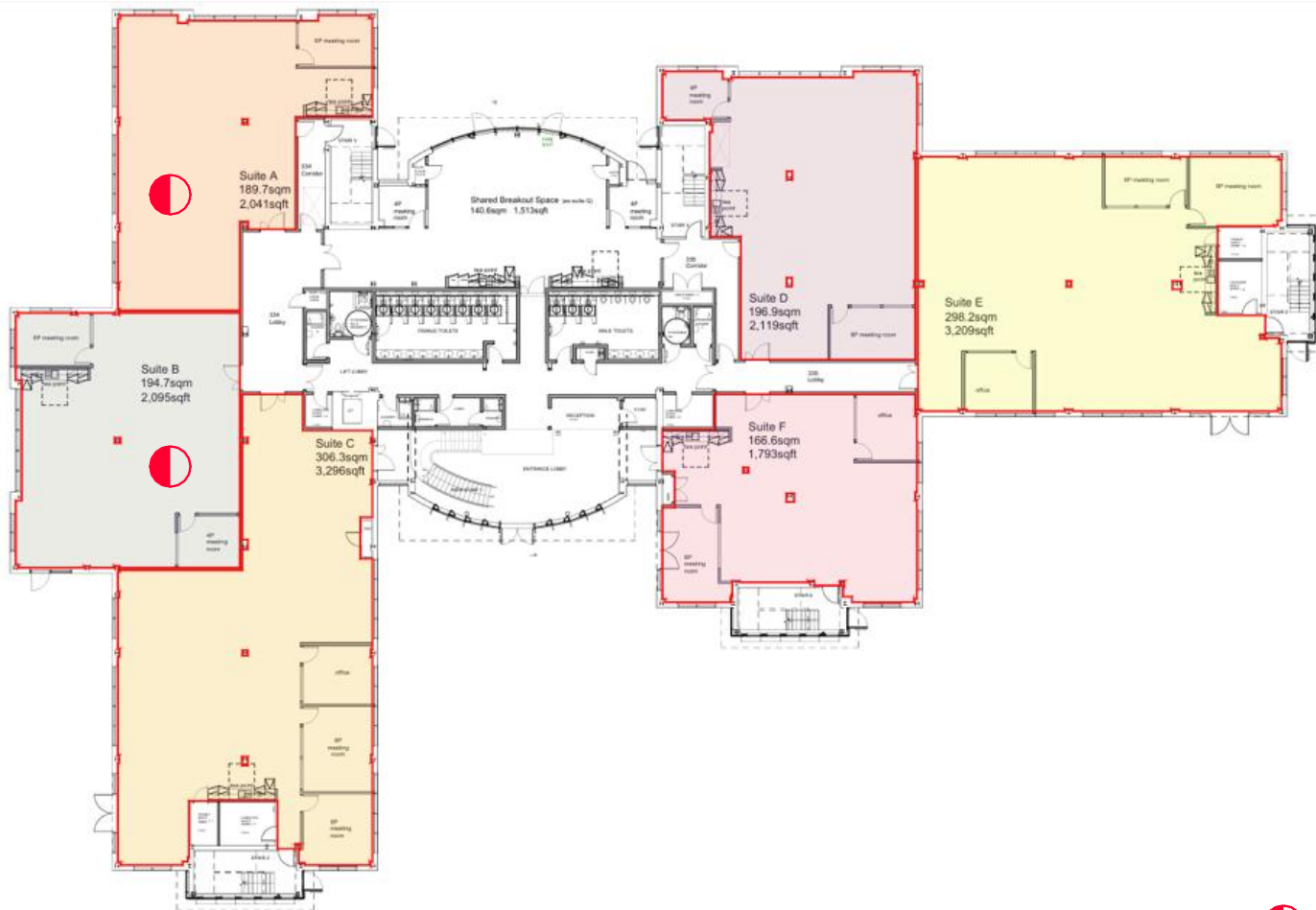


Suites are delivered to enhanced CAT A specification

FLOOR PLANS



GROUND FLOOR



AVAILABILITY SCHEDULE

Floor / Unit	Sq ft
Suite A	2,157
Suite B	2,095
Suite C	3,294
Suite D	2,132
Suite E	3,210
Suite F	1,800
Total	14,688

Key:

Suite A	Suite D
Suite B	Suite E
Suite C	Suite F

UNDER OFFER

LOCATION AND ACCESSIBILITY



Cambridge Science Park is a leading innovation hub, bringing together pioneering global businesses, ambitious start-ups and world class research organisations within a thriving scientific community.

Occupiers benefit from outstanding connectivity via; direct access to junction 33 of the A14, with fast access to the M11, A1(M) and wider road network.

Cambridgeshire Guided Busway and Cambridge North Railway Station are also within easy cycling and walking distance from the Park and tenants benefit from the On-Site Shuttle Bus Service.

ROAD

From Cambridge Science Park:

- Central Cambridge: 3 miles
- Cambridge International Airport: 4 miles
- Stansted International Airport: 34 miles

CYCLE

From Cambridge Science Park:

- Cambridge North Station: 6 mins
- Cambridge International Airport: 20 mins
- Cambridge Station: 21 mins

RAIL

From Cambridge North:

- Cambridge: 4 mins
- London King's Cross (Eurostar): 54 mins
- London Liverpool Street: 1hr 17 mins





A14



Cambridge
Regional
College

KINGS HEDGES DRIVE

Western
Plaza

Nursery

Weekly
Food Park

Innovation
Centre

Facilities +
Security
Office

Multi-storey
Car Park

The
Bradfield
Centre

Cambridge
Science
Centre

Trinity
Centre

Bio
Innovation
Centre

Health
+ Fitness
Centre

The
Plaza

Multi-storey
Car Park

MILTON ROAD

COWLEY ROAD

CAMBRIDGE SCIENCE PARK ROAD

CAMBRIDGE GUIDED BUSWAY

LOVELL ROAD

- Guided Busway Stop
- Bus Stop
- CSP Shuttle Bus to Cambridge North
- Cycle and Mobility Hub
- Café
- Health + Fitness Centre
- AED Defibrillator
- EV Charger
- Voi Scooter Parking
- In Development
- Amenity Building
- Footpath

Cambridge
City Centre

Cambridge
North
Station

VIBRANT PARK LIFESTYLE



The Cambridge Science Park offers a wide range of amenities for all Park occupiers to enjoy, including access to health and fitness facilities, café spaces and networking and meeting spaces.

Tur arum sinctem hilis vent etur solum quodit ipsamen derrum volupta tumquun turepere eat rent.

PARK AMENITIES

- The Lakeside Cafe
- The Bradfield Centre
- The Trinity Centre
- foodPark
- Cambridge Science Centre
- Revolution Health & Fitness
- Park Barbers
- Spritely Osteopaths
- Bright Horizons Nursery
- PhysioBAB
- EV Charging points
- Enterprise Rent-a-Car
- Voi e-scooters
- Mobility & Cycle Hub

EVENTS

A fantastic events programme encourages Park occupiers to get together.

Events include wellbeing activities, networking events, wildlife walks, yoga and the extremely popular summer party, movie nights and the Christmas market.



Cambridge
Science Park

GET IN TOUCH



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